

Overview of Battelle Technology Partnership Practice Experience in Research Park Development

Technology, capital, and talent are the three key ingredients around which economies grow and develop across regions and states in today's global, knowledge-based economy. An important corollary to these factors is having the "technology infrastructure" that can house, nurture, attract, and grow knowledge-driven research and industry-related activities. Technology infrastructure includes core research laboratories and medical facilities, shared use facilities, incubators, and multi-tenant facilities—many of which are combined into larger research and technology park developments.

The value of these research and technology parks goes beyond their physical facilities to the roles they can play as a catalyst for development—bringing together the assets of a region's research institutions, medical centers and industry base. Research and technology parks can create an environment that fosters innovation and promotes the development, transfer, and commercialization of technology by providing a location in which researchers and companies can collaborate. Today, research and technology parks are becoming key anchors in broader regional development efforts. Communities such as Raleigh, Memphis, San Francisco, Seattle, Denver, Portland (Oregon), and Chicago are engaged in significant, new, mixed-use developments in which research and technology parks are becoming integral components.

Looking to the future, the value of research and technology parks is growing in importance as our nation is faced for the first time with global competition in technology development. While the United States remains the pre-eminent nation in science and technology, with each passing year our domination is shrinking. Of particular concern is that major companies, such as Microsoft, GE, and IBM, are taking advantage of the massive numbers of well-educated personnel found overseas and constructing true research centers in rapidly growing nations, such as India and China. Suppliers, vendors, and eventually firms spun-out of these research centers will locate around these technology hubs.

In the midst of this growing globalization of our technology-based economy, a surprising paradox has arisen—the availability of high quality, physical environments is becoming an ever more important factor in a region's competitiveness. With the rising importance of knowledge workers and innovation, regions across the nation—from Raleigh to Seattle to Memphis—are realizing that their competitiveness for technology-based growth depends on their ability to create the physical environments that can generate, attract, and retain talent.

Battelle Experience

Battelle possesses extensive experience and knowledge in the development of technology business acceleration services, incubators and research and technology parks, in addition to having worked extensively with regions and states in the development of overall strategies and action plans to foster technology roadmaps involving initiatives to promote the translation of research strengths into tangible technology-based economic development results.

Our experience includes feasibility assessment and conceptual plans for many specific research parks and technology accelerators, including:

- University of Colorado Health Sciences Center/Biosciences Park in Aurora
- DuPage County Research Park in Illinois
- Georgia State University's Science Technology Park Collaboration Center
- The East Baltimore/Johns Hopkins University Life Sciences and Technology Park
- Technology accelerator for the University of Maryland-Baltimore
- Pittsburgh Regional Technology Space Demand and Site Development Assessment
- Georgetown University/Medstar Research Park
- Hillsborough County/Moffitt Cancer Center (ongoing)

Battelle has also been involved in assessment and program design of efforts to support integrated systems of research parks and technology accelerators, including work in Pittsburgh for the Alleghany Conference on Community Development in partnership with the region's foundations and universities, and in Georgia for the Georgia Research Alliance.

Battelle brings a particular strength in understanding the dimensions of technology-related space drivers found across industry, universities, medical centers, and non-profit research organizations, and in identifying targets of opportunity that link core areas of research activity with technology-based industry development.

Battelle also possesses an extensive understanding of leading technology parks and best practices, including its recent comprehensive benchmarking and impact assessment study of North American research parks for the Association of University-Related Research Parks. In nearly all of Battelle's research park studies, we undertake some form of specialized benchmarking, including key factors driving research park developments, governance structures, and developer requirements.

Battelle Approach for Research Park Development

There is no one-size-fits-all approach to research park development across regions. What stands out for all types of research parks is the need for a workable concept tailored to the local regional circumstances of how to access technology drivers and talent, appropriate physical infrastructure, and quality incubation and emerging company growth services. Battelle's Technology Partnership Practice excels at assessing local conditions and developing customized solutions.

Among the common work tasks that Battelle undertakes to assess local conditions and develop customized solutions are:

- **Assessing the local technology-related demand drivers for research park development connected to core research competencies of universities, national labs, non-profit R&D organizations, and academic health centers.**
- **Benchmarking comparable research park performance and best practices utilizing Battelle's unique database developed for the Association of University-Affiliated Research Parks**
- **Conceptual design of the types of facilities, core labs and program components for the research park**
- **Preparation of financial pro-forms involving estimates of likely absorption and leasing rates**
- **Development of governance models**
- **Assistance in outreach to developers and preparation of RFPs**
- **Economic impact assessment of research park development, including expected state and local tax revenue generation**

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